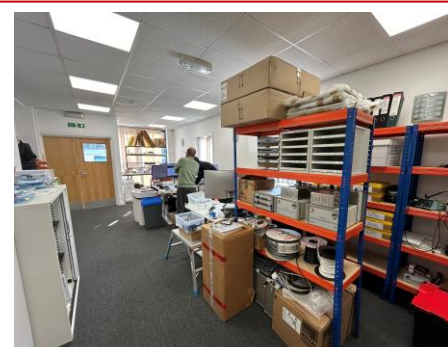


Preliminary Particulars

TO LET

**Business Unit within Secure Gated Business Park
Suitable for a Variety of Uses, including
Storage, Light Production, Office, Medical, Educational
(Subject to Planning)**

**UNIT 1, MEAD BUSINESS CENTRE
176/178 BERKHAMSTED ROAD
CHESHAM, BUCKS HP5 3EE**



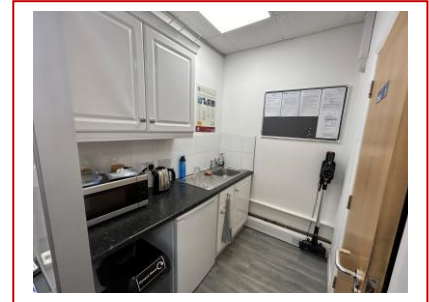
1,173 Sq Ft (108.97 Sq M) Approximate Gross Internal Area

LOCATION

The subject premises is situated within the Mead Business Centre on the northern side of Berkhamsted Road, just under half a mile to the north-east of Chesham centre. The surrounding use is a mix to include the other units on the estate, light industrial units to the east, and residential accommodation interspersed with secondary retail units fronting Berkhamsted Road. Junction 8 of the M1 motorway is accessible via the A41 some ten miles distant, junction 18 of the M25 London Orbital Motorway is accessible via Amersham approximately eight miles distant.

DESCRIPTION

The premises comprise an end-terrace multi-purpose business unit within a secure gated Estate, located within easy walking distance of Chesham town centre and underground station. The property is constructed to provide a degree of flexibility, and the ground floor could easily be used for light industrial or office purposes and provides an entrance lobby, an open plan office or light industrial area, and disabled WC, and the first floor comprises offices/storage space. Externally, there is parking for 4 cars to the front of the premises.



ACCOMMODATION

Ground Floor -	561 sq.ft. (52.12 sq.m)
First Floor -	524 sq.ft. (56.85 sq.m)

Total Approx. Gross Internal Area - 1,173 sq.ft. (108.97 sq.m)

AMENITIES

- | | |
|----------------------------------|----------------|
| • Self-Contained Office Building | • WC's |
| • 4 Car Parking Spaces | • Kitchenette |
| • Suspended Ceiling | • LED Lighting |

TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed by negotiation.

RENT

£21,000. The rent is exclusive of business rates, building insurance, utilities, and all other outgoings. Plus VAT if applicable.

SERVICE CHARGE

There is a service charge for the communal areas, which currently runs at £400 per quarter.

RATES

The Valuation Office website indicates a 2026 Rateable Value of £18,750. Rate in the £ for 2026/27 is 43.2 pence.

ENERGY PERFORMANCE RATING: B – 36.

VIEWING – By appointment with Joint Sole Agents, Jaggard Macland and Duncan Bailey Kennedy:

Duncan Bailey Kennedy
FAO: Liam Ash / Jim Sheldon
Email: liama@dbk.co.uk / jims@dbk.co.uk
Telephone: 01494 450951



Ref: JKH/0326